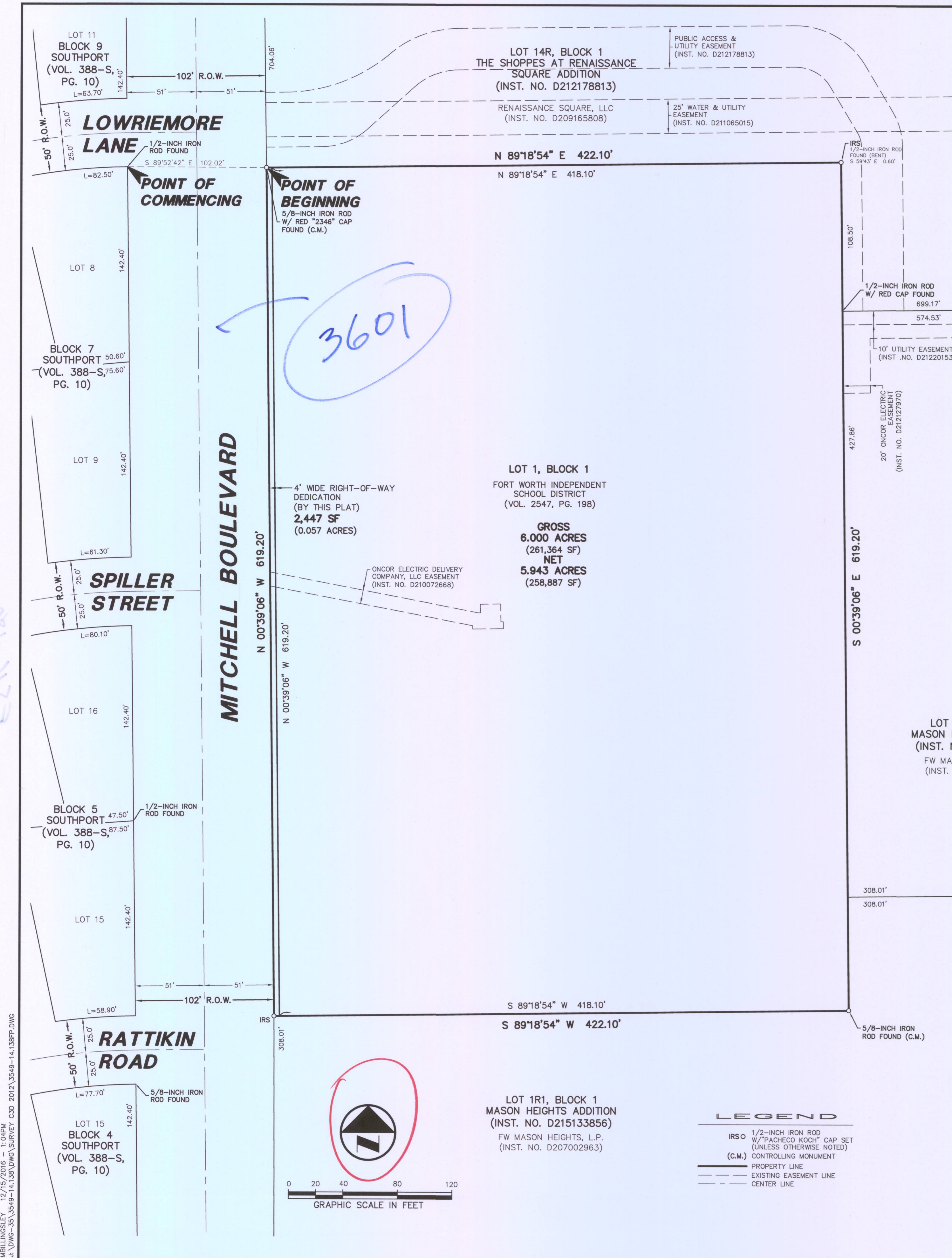


Billingsley - 12/15/2016 - 1.dwg
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OWNER'S CERTIFICATION

STATE OF TEXAS

COUNTY OF TARRANT

WHEREAS, Fort Worth Independent School District is the owner of a 6.000 acre (261,364 square foot) tract of land situated in the Jesse Justice Survey, Abstract No. 859, Tarrant County, Texas; said tract being all of that tract of land described in Warranty Deed to Fort Worth Independent School District recorded in Volume 2547, Page 198 of the Deed Records of Tarrant County, Texas; said 6.000 acre tract being more particularly described as follows:

COMMENCING, at a 1/2-inch iron rod found at the intersection of the west right-of-way line of Mitchell Boulevard (a 102-foot wide right-of-way) and the south right-of-way line of Lowriemore Lane (a 50-foot wide right-of-way) said point being the northeast corner of Lot 8, Block 7, Southport, an addition to the City of Fort Worth, Texas according to the plat recorded in Volume 388-S, Page 10 of the Plat Records of Tarrant County, Texas;

THENCE, South 89 degrees, 52 minutes, 42 seconds East, departing the said west line of Mitchell Boulevard, a distance of 102.02 feet to a 5/8-inch iron rod with red "2346" cap found for the POINT OF BEGINNING; said point being in the east line of said Mitchell Boulevard; said point also being the most westerly southwest corner of Lot 14R, Block 1, The Shoppes at Renaissance Square Addition, an addition to the City of Fort Worth, Texas according to the plat recorded in Instrument No. D212178813 of the Official Public Records of Tarrant County, Texas;

THENCE, North 89 degrees, 18 minutes, 54 seconds East, departing the said east line of Mitchell Boulevard and along the south line of said Lot 14R, a distance of 422.10 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner; from said point a bent 1/2-inch iron rod found bears South 59 degrees, 43 minutes East, a distance of 0.60 feet;

THENCE, South 00 degrees, 39 minutes, 06 seconds, East, continuing along the said south line of Lot 14R, at a distance of 108.50 feet passing a 1/2-inch iron rod with red cap found for the most southerly southwest corner of said Lot 14R and the most northwest corner of Lot 1R2, Block 1, Mason Heights Addition, an addition to the City of Fort Worth, Texas according to the plat recorded in Instrument No. D215133856 of said Official Public Records; continuing along the west line of said Lot 1R2, at a distance of 427.86 feet, passing the most westerly southwest corner of said Lot 1R2 and the most northerly northwest corner of Lot 1R1 of said Mason Heights Addition, continuing a total distance of 619.20 feet to a 5/8-inch iron rod found for corner; said point being an all corner of said Lot 1R1;

THENCE, South 89 degrees, 18 minutes, 54 seconds West, along the north line of said Lot 14R, a distance of 422.10 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner in the said east line of Mitchell Boulevard; said point being the most westerly northwest corner of said Lot 1R1;

THENCE, North 00 degrees, 39 minutes, 06 seconds West, along the said east line of Mitchell Boulevard, a distance of 619.20 feet to the POINT OF BEGINNING;

CONTAINING: 261,364 square feet or 6.000 acres of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS

COUNTY OF TARRANT

NOW, AND THEREFORE, know all men by these presents that, Fort Worth Independent School District does hereby adopt this plat as LOT 1, BLOCK 1, MITCHELL BOULEVARD ELEMENTARY SCHOOL, an addition to the City of Fort Worth, Tarrant County, Texas and do hereby dedicate to the public use forever the easements and rights-of-way as shown hereon, except those instruments and rights-of-way created or dedicated by separate instruments as shown hereon.

Executed this the 16 day of December, 2016.

Fort Worth Independent School District

By: [Signature]
Name: Jacinto Ramos Jr.
Title: FWSD Board of Education President

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Jacinto Ramos Jr., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 16 day of December, 2016.

By: [Signature]
Notary Public in and for the State of Texas
My Commission Expires: 12-19-16



LOT 1R2, BLOCK 1
MASON HEIGHTS ADDITION
(INST. NO. D215133856)
FW MASON HEIGHTS, L.P.
(INST. NO. D207002963)

Water / Wastewater Impact Fees

The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the filing date of this plat application, based upon Schedule I of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule II of said ordinance, and becomes effective on the date a building permit is issued, or on the connection date to the municipal water and/or wastewater system.

Utility Easements

Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

Site Drainage Study

A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate.) If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.

Private Common Areas and Facilities

The City of Fort Worth shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include, but not be limited to: private streets, emergency access easements, and gated security entrances; recreation areas, landscaped areas and open spaces; water and wastewater distribution systems and treatment facilities; and recreation/ clubhouse/ exercise/ buildings and facilities.

The land owners and subsequent owners of the lots and parcels in this subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's private common areas and facilities, and shall agree to indemnify and hold harmless the City of Fort Worth, Texas, from all claims, damages and losses arising out of, or resulting from the performance of the obligations of said owners association, as set forth herein.

Building Permits

No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements; and approval is first obtained from the City of Fort Worth.

Construction Prohibited Over Easements

No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

Sidewalks

Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

Transportation Impact Fees

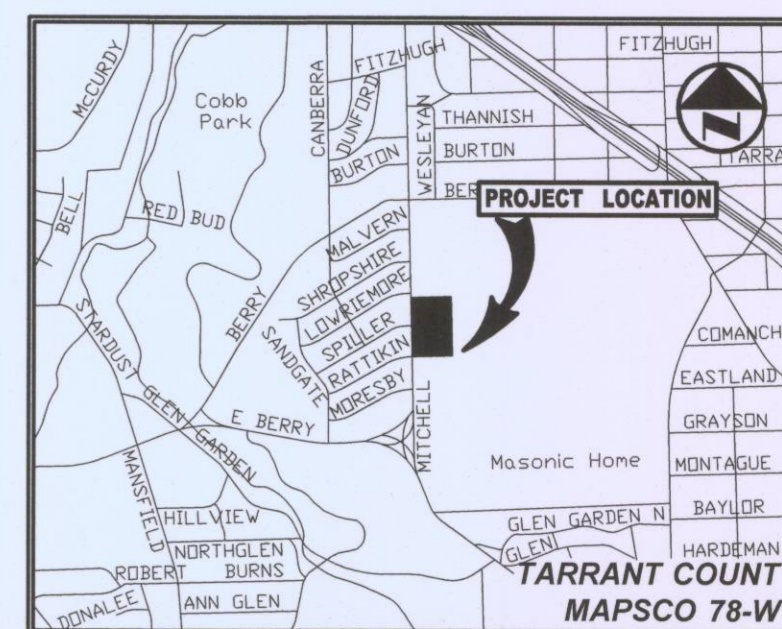
The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule I of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.

Parkway Permit

Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

LEGEND

IRS O 1/2-INCH IRON ROD
W/ "PACHECO KOCH" CAP SET
(UNLESS OTHERWISE NOTED)
(C.M.) CONTROLLING MONUMENT
— PROPERTY LINE
--- EXISTING EASEMENT LINE
--- CENTER LINE



VICINITY MAP (NOT TO SCALE)

FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN
NINETY (90) DAYS AFTER DATE OF APPROVAL.

Plat Approval Date: 12/22/2016

By: [Signature] Chairman
By: [Signature] Secretary

NOTES

- Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made on April 14th, 2014 with an applied combined scale factor of 1.00012.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Map No. 48439C0310K, Community-Panel No. 480596-0310 K, Revised Date: September 25, 2009. All of the subject property is shown to be located in Zone "X" on said map. The location of the said floodzones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:

Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
- Compliance with Ordinance No. 18615-05-2009 regarding urban forestry shall be required for this site.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS

COUNTY OF TARRANT

I, Michael Cleo Billingsley, Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my direction and supervision on April 14th, 2014, and that all corners are shown hereon;



Michael Cleo Billingsley
Registered Professional Land Surveyor No. 6558



STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Michael Cleo Billingsley, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said Michael Cleo Billingsley and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 12th day of October, 2016.

By: [Signature]
Notary Public in and for the State of Texas
My Commission Expires: July 30, 2019

FS16-180

OWNER:
FORT WORTH INDEPENDENT
SCHOOL DISTRICT
100 NORTH UNIVERSITY DRIVE
FORT WORTH, TX 76107
817-871-2000

SURVEYOR:
PACHECO KOCH
CONSULTING ENGINEERS, INC.
6100 WESTERN PLACE, STE 1001
FORT WORTH, TX 76107
817-412-7155
CONTACT: MICHAEL BILLINGSLEY

LOT 1, BLOCK 1
MITCHELL
BOULEVARD
ELEMENTARY
SCHOOL

FINAL PLAT
LOT 1, BLOCK 1
MITCHELL BOULEVARD
ELEMENTARY SCHOOL

LOCATED IN THE CITY OF FORT WORTH, TEXAS
AND BEING OUT OF THE
JESSIE JUSTICE SURVEY, ABSTRACT NO. 859,
TARRANT COUNTY, TEXAS



REF. CASE NO.:
FS-16-180

DRAWN BY: MCB
CHECKED BY: MLL/MCB
SCALE: 1"=40'
DATE: 04/14/2014
JOB NUMBER: 3549-14.138

DWG FILE: 3549-14.138FP.DWG

D217000316 1-03-17

FINAL PLAT - LOT 1, BLOCK 1, MITCHELL BOULEVARD ELEMENTARY SCHOOL